





**FABULOUS TWO BEDROOM  
SEMI-DETACHED BUNGALOW  
IN A QUIET LOCATION  
WITHIN THE POPULAR  
VILLAGE OF BARNBY DUN. A  
delightful home that should be  
viewed early to avoid  
disappointment offering deceptively  
spacious accommodation. Now  
available for sale with no upward  
chain and briefly comprises of  
entrance hallway, living room with  
feature fireplace, kitchen, two  
spacious bedrooms, shower room,  
paved off street parking on the  
driveway leading to the single  
detached garage, front and rear  
enclosed gardens. LOVELY MOVE  
IN READY BUNGALOW IN DN3.**

### ENTRANCE HALL

3' 1" x 11' 1" (0.96m x 3.40m) The property is accessed via the side facing double glazed frosted door to the entrance hallway, radiator, loft access point with drop down ladder, storage cupboard and provides further access to all accommodation.

### LOUNGE

11' 2" x 16' 9" (3.41m x 5.12m) Pleasant living space with front facing double glazed bow window, feature coal effect electric fire with decorative surround, dado rail, coving and telephone point.

### KITCHEN

10' 9" x 8' 7" (3.30m x 2.63m) Nicely presented kitchen with a range of fitted units at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor fan above, single electric oven, space for a fridge, space for a freezer, plumbing for a washing machine, tiled flooring, partially tiled walls, radiator and front facing double glazed window.

### BEDROOM

14' 10" x 8' 8" (4.54m x 2.65m) Fabulous double bedroom with rear facing double glazed window and radiator.

### BEDROOM

11' 3" x 11' 1" (3.43m x 3.39m) Further spacious bedroom with fitted wardrobes, dressing table, rear facing double glazed window and a radiator.



### SHOWER ROOM

5' 4" x 6' 1" (1.65m x 1.87m) Beautifully presented shower room comprising of a low flush WC, wash hand basin within a vanity unit, walk in shower with glass divide, shower above, heated towel radiator, tiled walls, tiled flooring, extractor fan and side facing double glazed frosted window.







### FRONT GARDEN & DRIVEWAY

Double gates lead to the paved driveway providing off street parking, small front garden wall enclosure and mature shrubs/tree.

### GARAGE

Single garage positioned at the rear with up and over door, power points and lighting.

### REAR GARDEN

Paved circle patio, lawn over two tiers, open side access to the driveway and a wall/fence enclosure.



### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

**HEATING SYSTEM: GAS CENTRAL HEATING**

**COMBINATION BOILER**

**INSTALLATION DATE: UNKNOWN**

**SERVICE HISTORY: UNKNOWN**

**LOFT SPACE: BENEFITS FROM BOARDING FOR**

**STORAGE PURPOSES AND SEPARATED INTO**

**TWO ROOMS, PLUS ALSO HAS TWO WINDOWS.**

**PLEASE NOTE CAN ONLY BE ACCESSED VIA THE  
DROP DOWN LADDER IN HALLWAY.**



